

The State of South Carolina  
COUNTY OF GREENVILLE

FILED  
S. C.  
BOOK 1161 PAGE 524  
JAN 27 1982  
DEPT. OF REVENUE  
GREENVILLE

BUYERS' MAILING ADDRESS:  
943 Rutherford Road  
Greenville, S. C. 29609

KNOW ALL MEN BY THESE PRESENTS: That I, Richard W. Locke ("Seller")

..... have agreed to sell to  
("Buyers")  
John W. Townes, W. Scott Feagin and Mark B. Schilling a certain lot or tract

City and  
of land in the County of Greenville, State of South Carolina, at the corner of Rutherford Road and Summit Drive, being a portion of Lot 6 as shown on plat of Map of West Croftstone Acres recorded in the RMC Office for Greenville County in Plat Book E, Page 36, and being more particularly described according to plat entitled "Property of W. Scott Feagin & John W. Townes & Mark W. Schilling" dated January 26, 1982, by Carolina Surveying Co., and having, according to said latter plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of Rutherford Road at its intersection with Summit Drive and running thence with said Rutherford Road S. 73-26 W. 135 feet to an iron pin; thence in a new line through Lot 6, N. 8-14 W. 224.7 feet to an iron pin; thence N. 76-35 E. 153.4 feet to an iron pin on the western side of Summit Drive; thence with said Summit Drive S. 7-02 E. 199 feet to an iron pin; thence with the intersection of Summit Drive and Rutherford Road S. 28-51 W. 25.1 feet to an iron pin, the point of beginning. Being that property conveyed to Seller by deed of John H. Bringham, Executor, recorded January 14, 1981, in the RMC Office for Greenville County in Deed Book 1140, Page 733.

and execute and deliver a good and sufficient warranty deed therefor on condition that Buyers shall pay the sum of Seventy-One Thousand Two Hundred Fifty and No/100 (\$71,250.00) Dollars in the following manner: \$5,000.00 cash upon the execution of this instrument and the balance of \$66,250.00 to be paid in consecutive monthly installments of \$606.01 each, commencing \_\_\_\_\_, with the entire remaining principal balance to be due and payable in full three (3) years from date; said monthly payments to be applied first to interest and balance to principal; until the full purchase price is paid, with interest on same from date at 10-1/2 per cent, per annum until paid to be computed and paid ~~annually~~ <sup>monthly</sup>, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, then in addition ~~thereof~~ a reasonable sum ~~dollars~~ for attorney's fees, as is shown by Buyers' note of even date herewith. The ~~purchase~~ <sup>Buyers</sup> agrees to pay all taxes and insurance while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due Seller shall be discharged in law and equity from all liability to make said deed, and may treat said Buyers ..... as tenant S. holding over after termination, or contrary to the terms of this ..... lease and shall be entitled to claim and recover, or retain if already paid the sum of all monies paid ..... ~~dollars per year~~ for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we ..... have hereunto set our hand S. and seal S. this 26th day of January ..... A. D., 1982

In the presence of:

*James H. Hill*  
*Olivia B. Norris*

*Richard W. Locke* (Seal)  
RICHARD W. LOCKE, SELLER  
*John W. Townes* (Seal)  
JOHN W. TOWNES, BUYER  
*W. Scott Feagin* (Seal)  
W. SCOTT FEAGIN, BUYER  
*Mark B. Schilling* (Seal)  
MARK B. SCHILLING, BUYER

400 8 197711801

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY  
STAMP  
TAX

(CONTINUED ON NEXT PAGE)

0524

4328 RV-2